

~~DRAFT~~
Approved
1-21-09

**CARMEL REDEVELOPMENT COMMISSION Meeting, Wednesday,
December 17, 2008**

President Ron Carter called the meeting to order at 6:48 p.m. Commissioner members Rick Sharp, Carolyn Anker, Jeff Worrell and Bill Hammer were present, constituting a quorum. Also present were Karl Haas, Sherry Mielke, Andrea Stumpf and Matt Worthley.

Others present:

From Shiel Sexton: Doug Adams, Mike Anderson, Tony Eisenhut

From CSO Architects: Brandon Bogan, Dan Moriarity

From Signature Construction: Kyle Hayes, Greg Dixon

Others present including media: Pat O'Brian, John Cartmell, Adam Brandt, John Santarossa, Mark Shegon, Dave Coots, Jerry Heniser, Merrie Heniser, Steve Warne, Rick Osborne, Kevin Rider

The Pledge of Allegiance was said.

Bid Openings

PAC Bid Package #5 – Interior Finishes (Re-bid)

Mike Anderson with Shiel Sexton opened and read aloud the bids for the Performing Arts Center Bid Package #5 – Interior Finishes. [Please see attached bid tabulation]

Mr. Sharp requested the elements of the ad-alternates and deducts be outlined when the bid recommendation is presented to the Commission, including those that have been moved from the base bid to an alternates or vice versa.

Carmel City Center Phase I Sloped Topping Slab

Greg Dixon with Signature Construction opened and read aloud the bids for the Carmel City Center Phase I Sloped Topping Slab. [Please see attached bid tabulation]

Approval of Minutes

October 7, 2008 – Mr. Hammer moved for approval, seconded by Ms. Anker and approved with three approvals and two abstentions (Jeff Worrell and Rick Sharp).

November 13, 2008 – Mr. Hammer moved for approval, seconded by Mr. Sharp and approved with three approvals and two abstentions (Jeff Worrell and Carolyn Anker).

November 20, 2008 – Mr. Hammer moved for approval, seconded by Mr. Worrell and approved with four approvals and one abstention (Carolyn Anker).

Financial Matters

Ms. Mielke reported the November end of month operating balance is \$2,675,309.00

Ms. Mielke requested the Commission's approval to pay invoices from the CRC General Fund in the amount of \$858,922.49. Mr. Sharp moved for approval, seconded by Mr. Hammer and approved with four approvals and one abstention (Carolyn Anker).

Ms. Mielke requested the approval of the Disbursement of Funds from the PAC Construction Fund in the amount of \$3,099,472.76. Mr. Hammer moved for approval, seconded by Ms. Anker and unanimously approved.

Committee Reports

No committee reports at this time.

Update on Properties

There was no discussion on current CRC properties.

Arts & Design District Update

No Arts & Design District update at this time.

Old Business

No old business at this time.

New Business

Approval of VFW Term Sheet

Mr. Haas reported the term sheet previously distributed to the Commissioners was consistent with negotiations between the CRC and the VFW. The VFW's counsel will recommend the term sheet to members of the VFW for signature.

Mr. Hammer moved to approve the Term Sheet for Acquisition of Current VFW Post and Relocation to Replacement VFW Post. Seconded by Ms. Anker and unanimously approved.

Approval of Resolution 2008-13: CRC Promotional Fund Account

Ms. Mielke reported the original purpose of the resolution was to establish a promotional fund account. Ms. Mielke recommended to remove the approval of Resolution 2008-13 as Mr. Haas agreed to sponsor the promotional costs for 2009.

Mr. Carter thanked Mr. Haas for the gesture, but recommended the Commissioners approve the resolution.

Mr. Sharp moved to approve Resolution 2008-13 – CRC Promotional Fund Account, seconded by Mr. Hammer and unanimously approved.

Approval of Health Insurance Benefits Package for CRC Staff

Ms. Mielke reported several staff members are in need of health insurance benefits. Two quotes have been obtained through Walker Insurance agency and are under evaluation at this time. When the health care organization is identified, it is suggested an 85%/15% - Employer/Employee share be instituted.

Mr. Sharp moved to approve the continued exploration of benefits and once the competitive rate plan has been identified, that the CRC enter into an 85%/15% split with the monthly amount not to exceed \$1200. Seconded by Mr. Hammer and unanimously approved.

Mr. Hammer requested Ms. Mielke explore the possible benefits of a flexible spending account.

Other Business

No other business at this time.

Adjournment

Mr. Sharp moved the meeting be adjourned and seconded by Mr. Hammer. The meeting was adjourned at 7:34 p.m.



SANTAROSSA

PARCEL 7A, REGIONAL PERFORMING ARTS CENTER
INTERIOR ROUGH CONSTRUCTION PACKAGE P5: FLOORING REBID - BID TABULATION

BID PACKAGE 5110 - Decorative Stone

ORIGINAL BUDGET:

BIDDER NAME:	Blakey's	Santarossa Mosaic & Tile Co., Inc.		
BASE BID AMOUNT:	\$ 1,335,990	\$ 102,200		
ALTERNATES:				
No. 01 - Add Bid Package 5115 (Ceramic Tile) to Bid Package 5110 (Decorative Stone)	\$ -	\$ 257,000		
No. 02 - Add Bid Package 5120 (Wood Stage Flooring) to Bid Package 5125 (Non-Stage Wood Flooring)	\$ -	\$ -		
No. 03 - Add Bid Package 5125 (Non-Stage Wood Flooring) to Bid Package 5130 (Carpet & Resilient Flooring)	\$ -	\$ -		
No. 04 - Add Bid Package 5110 (Decorative Stone) and Bid Package 5115 (Ceramic Tile) to Bid Package 5130 (Carpet & Resilient Flooring)	\$ -	\$ -		
No. 05 - Owner Provided Parking	\$ (3,000)	\$ (500)		
No. 06 - Owner Provided Warehouse Storage	\$ (5,000)	\$ -		
No. 07 - Donor Amenity Upgrades	\$ -	\$ -		
No. 07b - Highest Level Donor Amenity Upgrades	\$ -	\$ -		
No. 08 - Box tier Restroom Upgrades	\$ -	\$ -		
No. 09 - Multipurpose Room Upgrades	\$ -	\$ -		
No. 10 - Stone Tile in Elevators	\$ 3,740	\$ 5,600		
No. 11 - Auditorium Wood Flooring	\$ -	\$ -		
No. 12 - Front of House Stone Flooring	\$ 1,016,990	\$ 739,150		
No. 13 - Front of House Stone Borders	\$ 319,000	\$ 203,760		
No. 14 - Grout in Lieu of Wood Sleeper System	\$ -	\$ -		
No. 15 - VOID	\$ -	\$ -		
No. 16 - Wood Flooring on Orchestra Risers	\$ -	\$ -		



BRIEL HERTON

PARCEL 7A, REGIONAL PERFORMING ARTS CENTER
INTERIOR ROUGH CONSTRUCTION PACKAGE P5: FLOORING REBID - BID TABULATION

BID PACKAGE 5115 - Ceramic Tile

ORIGINAL BUDGET:

BIDDER NAME:	Santarosa Mosaic & Tile Co. Inc	McCammack Tile	Commercial Floor Covering	Tremain Ceramic Tile & Floor Covering, Inc.
BASE BID AMOUNT:				
ALTERNATES:				
No. 01 - Add Bid Package 5115 (Ceramic Tile) to Bid Package 5110 (Decorative Stone)	\$ 259,300	\$ 249,690	\$ 252,857	\$ 340,543
No. 02 - Add Bid Package 5120 (Wood Stage Flooring) to Bid Package 5125 (Non-Stage Wood Flooring)	-	No Bid	No Bid	No Bid
No. 03 - Add Bid Package 5125 (Non-Stage Wood Flooring) to Bid Package 5130 (Carpet & Resilient Flooring)	-	No Bid	No Bid	No Bid
No. 04 - Add Bid Package 5110 (Decorative Stone) and Bid Package 5115 (Ceramic Tile) to Bid Package 5130 (Carpet & Resilient Flooring)	-	No Bid	No Bid	No Bid
No. 05 - Owner Provided Parking	(1,000)	No Bid	No Bid	\$ (2,500)
No. 06 - Owner Provided Warehouse Storage	(750)	No Bid	No Bid	\$ (2,500)
No. 07 - Donor Amenity Upgrades	-	No Bid	No Bid	No Bid
No. 07b - Highest Level Donor Amenity Upgrades	-	No Bid	No Bid	No Bid
No. 08 - Box tier Restroom Upgrades	56,900	\$ 46,476	\$ (20,396)	\$ 89,559
No. 09 - Multipurpose Room Upgrades	-	No Bid	No Bid	No Bid
No. 10 - Stone Tile in Elevators	-	No Bid	No Bid	No Bid
No. 11 - Auditorium Wood Flooring	-	NOT INCLUDED IN BID FORM	No Bid	No Bid
No. 12 - Front of House Stone Flooring	-	NOT INCLUDED IN BID FORM	No Bid	No Bid
No. 13 - Front of House Stone Borders	-	NOT INCLUDED IN BID FORM	No Bid	No Bid
No. 14 - Grout in Lieu of Wood Sleeper System	-	NOT INCLUDED IN BID FORM	No Bid	No Bid
No. 15 - VOID	-	NOT INCLUDED IN BID FORM	No Bid	No Bid
No. 16 - Wood Flooring on Orchestra Risers	-	NOT INCLUDED IN BID FORM	No Bid	No Bid



KIRIEL, RICHARD

PARCEL 7A, REGIONAL PERFORMING ARTS CENTER
INTERIOR ROUGH CONSTRUCTION PACKAGE P5: FLOORING REBID - BID TABULATION

BID PACKAGE 5115 - Ceramic Tile

ORIGINAL BUDGET:

BIDDER NAME:	Chance Brothers Marble & Tile, Inc.	Blackely's		
BASE BID AMOUNT:				
ALTERNATES:				
No. 01 - Add Bid Package 5115 (Ceramic Tile) to Bid Package 5110 (Decorative Stone)	\$ 221,495	\$ 302,720		
No. 02 - Add Bid Package 5120 (Wood Stage Flooring) to Bid Package 5125 (Non-Stage Wood Flooring)	No Bid	\$ -		
No. 03 - Add Bid Package 5125 (Non-Stage Wood Flooring) to Bid Package 5130 (Carpet & Resilient Flooring)	No Bid	\$ -		
No. 04 - Add Bid Package 5110 (Decorative Stone) and Bid Package 5115 (Ceramic Tile) to Bid Package 5130 (Carpet & Resilient Flooring)	No Bid	\$ -		
No. 05 - Owner Provided Parking	No Bid	\$ (2,000)		
No. 06 - Owner Provided Warehouse Storage	No Bid	\$ -		
No. 07 - Donor Amenity Upgrades	No Bid	\$ -		
No. 07b - Highest Level Donor Amenity Upgrades	No Bid	\$ -		
No. 08 - Box tier Restroom Upgrades	\$ (19,350)	\$ 14,690		
No. 09 - Multipurpose Room Upgrades	No Bid	\$ -		
No. 10 - Stone Tile in Elevators	No Bid	\$ -		
No. 11 - Auditorium Wood Flooring	No Bid	\$ -		
No. 12 - Front of House Stone Flooring	No Bid	\$ -		
No. 13 - Front of House Stone Borders	No Bid	\$ -		
No. 14 - Grout in Lieu of Wood Sleeper System	No Bid	\$ -		
No. 15 - VOID	No Bid	\$ -		
No. 16 - Wood Flooring on Orchestra Risers	No Bid	\$ -		



SHEL, HEXTON

PARCEL 7A, REGIONAL PERFORMING ARTS CENTER
INTERIOR ROUGH CONSTRUCTION PACKAGE P5: FLOORING REBID - BID TABULATION

BID PACKAGE 5120 - Wood Stage Flooring

ORIGINAL BUDGET:			
BIDDER NAME:	Cincinnati Floor Co., Inc.		
BASE BID AMOUNT:	\$ 206,500		
ALTERNATES:			
No. 01 - Add Bid Package 5115 (Ceramic Tile) to Bid Package 5110 (Decorative Stone)	\$ -		
No. 02 - Add Bid Package 5120 (Wood Stage Flooring) to Bid Package 5125 (Non-Stage Wood Flooring)	\$ 407,125		
No. 03 - Add Bid Package 5125 (Non-Stage Wood Flooring) to Bid Package 5130 (Carpet & Resilient Flooring)	\$ -		
No. 04 - Add Bid Package 5110 (Decorative Stone) and Bid Package 5115 (Ceramic Tile) to Bid Package 5130 (Carpet & Resilient Flooring)	\$ -		
No. 05 - Owner Provided Parking	\$ -		
No. 06 - Owner Provided Warehouse Storage	\$ -		
No. 07 - Donor Amenity Upgrades	\$ -		
No. 07b - Highest Level Donor Amenity Upgrades	\$ -		
No. 08 - Box tier Restroom Upgrades	\$ -		
No. 09 - Multipurpose Room Upgrades	\$ -		
No. 10 - Stone Tile in Elevators	\$ -		
No. 11 - Auditorium Wood Flooring	\$ -		
No. 12 - Front of House Stone Flooring	\$ -		
No. 13 - Front of House Stone Borders	\$ -		
No. 14 - Grout in Lieu of Wood Sleeper System	\$ -		
No. 15 - VOID	\$ -		
No. 16 - Wood Flooring on Orchestra Risers	\$ -		



SHILL, HERTON

PARCEL 7A, REGIONAL PERFORMING ARTS CENTER
INTERIOR ROUGH CONSTRUCTION PACKAGE P5: FLOORING REBID - BID TABULATION
BID PACKAGE 5125 - Wood Flooring (Excluding Wood Stage)

ORIGINAL BUDGET:				
BIDDER NAME:	Cincinnati Floor Co., Inc.			
BASE BID AMOUNT:	\$ -			
ALTERNATES:				
No. 01 - Add Bid Package 5115 (Ceramic Tile) to Bid Package 5110 (Decorative Stone)	\$ -			
No. 02 - Add Bid Package 5120 (Wood Stage Flooring) to Bid Package 5125 (Non-Stage Wood Flooring)	\$ -			
No. 03 - Add Bid Package 5125 (Non-Stage Wood Flooring) to Bid Package 5130 (Carpet & Resilient Flooring)	\$ -			
No. 04 - Add Bid Package 5110 (Decorative Stone) and Bid Package 5115 (Ceramic Tile) to Bid Package 5130 (Carpet & Resilient Flooring)	\$ -			
No. 05 - Owner Provided Parking	\$ -			
No. 06 - Owner Provided Warehouse Storage	\$ -			
No. 07 - Donor Amenity Upgrades	\$ -			
No. 07b - Highest Level Donor Amenity Upgrades	\$ -			
No. 08 - Box tier Restroom Upgrades	\$ -			
No. 09 - Multipurpose Room Upgrades	\$ -			
No. 10 - Stone Tile in Elevators	\$ -			
No. 11 - Auditorium Wood Flooring	\$ 424,915			
No. 12 - Front of House Stone Flooring	\$ -			
No. 13 - Front of House Stone Borders	\$ -			
No. 14 - Grout in Lieu of Wood Sleeper System	\$ -			
No. 15 - VOID	\$ -			
No. 16 - Wood Flooring on Orchestra Risers	\$ 54,900			



BRIEL HERTON

PARCEL 7A, REGIONAL PERFORMING ARTS CENTER
INTERIOR ROUGH CONSTRUCTION PACKAGE P5: FLOORING REBID - BID TABULATION

BID PACKAGE 5130 - Carpet & Resilient Flooring

ORIGINAL BUDGET:					
BIDDER NAME:	EF Marburger	Jack Laurie Commercial Floors	Certified Floorcovering Services	Sanatrossa Mosaic & Tile Co., Inc.	
BASE BID AMOUNT:	\$ 1,002,833	\$ 876,200	\$ 593,000	\$ 937,000	
ALTERNATES:					
No. 01 - Add Bid Package 5115 (Ceramic Tile) to Bid Package 5110 (Decorative Stone)	\$ -	\$ -	No Bid	\$ -	
No. 02 - Add Bid Package 5120 (Wood Stage Flooring) to Bid Package 5125 (Non-Stage Wood Flooring)	\$ -	\$ -	No Bid	\$ -	
No. 03 - Add Bid Package 5125 (Non-Stage Wood Flooring) to Bid Package 5130 (Carpet & Resilient Flooring)	\$ -	No Bid	No Bid	\$ -	
No. 04 - Add Bid Package 5110 (Decorative Stone) and Bid Package 5115 (Ceramic Tile) to Bid Package 5130 (Carpet & Resilient Flooring)	\$ -	No Bid	No Bid	\$ 360,000	
No. 05 - Owner Provided Parking	\$ -	\$ -	No Bid	\$ (2,000)	
No. 06 - Owner Provided Warehouse Storage	\$ -	\$ -	No Bid	\$ -	
No. 07 - Donor Amenity Upgrades	\$ (10,800)	\$ (31,500)	\$ (29,400)	\$ (33,000)	
No. 07b - Highest Level Donor Amenity Upgrades	\$ (10,800)	\$ (31,500)	No Bid	\$ (33,000)	
No. 08 - Box tier Restroom Upgrades	\$ -	\$ -	No Bid	\$ -	
No. 09 - Multipurpose Room Upgrades	\$ 8,340	\$ 11,500	\$ 14,300	\$ 15,000	
No. 10 - Stone Tile in Elevators	\$ -	\$ (1,150)	\$ (700)	\$ (1,000)	
No. 11 - Auditorium Wood Flooring	\$ -	\$ -	No Bid	\$ -	
No. 12 - Front of House Stone Flooring	\$ (59,945)	\$ (141,900)	\$ (126,500)	\$ (150,000)	
No. 13 - Front of House Stone Borders	\$ (62,880)	\$ (113,700)	\$ (42,800)	\$ (100,000)	
No. 14 - Grout in Lieu of Wood Sleeper System	\$ (94,900)	\$ (50,000)	\$ (9,800)	\$ (70,000)	
No. 15 - VOID	\$ -	No Bid	No Bid	\$ -	
No. 16 - Wood Flooring on Orchestra Risers	\$ -	\$ -	No Bid	\$ -	



BRUEL HERTON

PARCEL 7A, REGIONAL PERFORMING ARTS CENTER
INTERIOR ROUGH CONSTRUCTION PACKAGE P5: FLOORING REBID - BID TABULATION

BID PACKAGE 5130 - Carpet & Resilient Flooring

ORIGINAL BUDGET:

BIDDER NAME:	Blackely's			
BASE BID AMOUNT:	\$ 745,500			
ALTERNATES:				
No. 01 - Add Bid Package 5115 (Ceramic Tile) to Bid Package 5110 (Decorative Stone)	\$ -			
No. 02 - Add Bid Package 5120 (Wood Stage Flooring) to Bid Package 5125 (Non-Stage Wood Flooring)	\$ -			
No. 03 - Add Bid Package 5125 (Non-Stage Wood Flooring) to Bid Package 5130 (Carpet & Resilient Flooring)	\$ -			
No. 04 - Add Bid Package 5110 (Decorative Stone) and Bid Package 5115 (Ceramic Tile) to Bid Package 5130 (Carpet & Resilient Flooring)	\$ -			
No. 05 - Owner Provided Parking	\$ -			
No. 06 - Owner Provided Warehouse Storage	\$ -			
No. 07 - Donor Amenity Upgrades	\$ (30,700)			
No. 07b - Highest Level Donor Amenity Upgrades	\$ -			
No. 08 - Box tier Restroom Upgrades	\$ -			
No. 09 - Multipurpose Room Upgrades	\$ 12,500			
No. 10 - Stone Tile in Elevators	\$ (305)			
No. 11 - Auditorium Wood Flooring	No Bid			
No. 12 - Front of House Stone Flooring	\$ (151,505)			
No. 13 - Front of House Stone Borders	\$ (89,400)			
No. 14 - Grout in Lieu of Wood Sleeper System	\$ (113,000)			
No. 15 - VOID	No Bid			
No. 16 - Wood Flooring on Orchestra Risers	\$ -			



720 3rd Avenue SW
Carmel, IN 46032

Public Bid Opening

Parcel 5, Carmel City Center Phase I - P110 SLOPED TOPPING SLAB

Location: Carmel City Hall, 2nd Floor Conference Room
Date: December 17th, 2008, 6:30 pm

BIDDING CONTRACTOR	BASE BID	ALTERNATE 1:	BID BOND	BID COMPLETION FORMS									BID RANK	NOTES
				PART 1 Information	PART 2 Proposal	PART 3 Unit Prices	PART 4 Addenda	PART 5 Exceptions	PART 6 Financials	PART 7 Add. Decl.	PART 8 Non-Coll.	PART 9 Signatures		
HAGERMAN CONSTRUCTION	\$748,000.00	\$30/cu yd	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	2	
LITHKO CONTRACTING	\$436,000.00	\$30/cu yd	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	1	
R.L. TURNER CORPORATION	\$776,000.00	\$200/cu yd	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	3	
SMOCK FANSLER CORPORATION	\$870,000.00	\$37/cu yd	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	4	

Budget As of Addendum #3 \$ 1,022,286.25
Addendum #3 (FreeStopping Estimate) \$ 15,000.00
Revised Budget as of 12/15/08 \$ 1,037,286.25

BID COMPLETION FORMS:

- PART 1 - BIDDER INFORMATION
- PART 2 - BID PROPOSAL
- PART 3 - CONTRACT ITEMS AND UNIT PRICES
- PART 4 - CONTRACT DOCUMENTS AND ADDENDA (Note: See below for list of Addenda issued)
- PART 5 - EXCEPTIONS
- PART 6 - FINANCIAL STATEMENT
- PART 7 - ADDITIONAL DECLARATIONS
- PART 8 - NON-COLLUSION AFFIDAVIT
- PART 9 - SIGNATURES

PARCEL 5 - ADDENDA:

- Addendum #1 - Issued 11/5/08
- Addendum #2 - Issued 11/11/08
- Addendum #3 - Issued 12/10/08